



HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

Commissioners: Linda Williams (Chair), Dawn Hill-Holdgate (Vice-chair), John McLaughlin, David Barham, Diane Coombs
Associate Commissioners: Jascin Leonardo-Finger, Abigail Camp **Staff:** Mark Voigt, James Grieder

~~ MINUTES ~~

September 19, 2013 – NEW BUSINESS

Public Safety Facility, 4 Fairgrounds Road, Training Room –1:00 p.m.

Called to order at 1:04 p.m.

Staff in attendance: M. Voigt, HDC Administrator; T. Norton, Town Minutes Taker
Attending Members: Hill-Holdgate, McLaughlin, Barham, Camp
Absent Members: Williams, Coombs, Leonardo-Finger
Late Arrivals: Camp 1:10 p.m.
Early Departures: Barham 2:02 p.m.

Agenda adopted by unanimous consent

I. PUBLIC COMMENT

None

II. CONSENT

1. Verizon (National Grid)	215 Cliff Road	New antenna	40-62	M. Maljanian
Sitting	Hill-Holdgate, McLaughlin, Barham			
Alternates	None			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	None			
Public	None			
Concerns	(1:04) Staff – Explained application.			
Motion	Motion to Approve. (Barham)			
Vote	Carried unanimously	Certificate #	60229	

III. OLD BUSINESS

1. Westfall	30 Monomoy Road	Rev: COA #58836	54-210	CWA
Sitting	Hill-Holdgate, McLaughlin, Barham, Camp			
Alternates	None			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	None			
Public	None			
Concerns	(1:05) No quorum.			
Motion	Motion to Hold for beginning of September 24 meeting due to lack of quorum. (McLaughlin)			
Vote	Carried unanimously	Certificate #		

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2. Hall, Tim	135 Orange Street	Dismantle/demo	55-285	Hall
Sitting	Hill-Holdgate, McLaughlin, Barham, Camp			
Alternates	None			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Tim Hall			
	Ted Burnham , engineer – Won't be able to make a meeting until after October 14.			
Public	None			
Concerns	(1:07) Last heard April 9 – No quorum			
Motion	Motion to Hold for beginning of October 15 meeting at applicant's request. (Barham)			
Vote	Carried unanimously	Certificate #		

3. Werle, Wendy	80 Sankaty Road – SAB	Dormer	79-114	V. Oliver
Sitting	Hill-Holdgate, McLaughlin, Barham, Camp			
Alternates	None			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Val Oliver – Presented context photos.			
Public	None			
Concerns	(1:10) Staff – Read application specifications. SAB – No concerns. Barham – Building is 30 feet already and dormers add to the height; not in favor of adding dormers. East elevation dormer is a long dormer with the chimney set flush to the face. Camp – Agree with Mr. Barham. The dormers should have 2-over-2 windows that work better. McLaughlin – Eaves are at 22 feet. Windows should be fixed or hoppers. West elevation dormer needs to be set back one foot. Hill-Holdgate – Four dormers are too much. The north and south elevation dormers work; the two east elevation dormer are overwhelming.			
Motion	Motion to Hold for revisions. (McLaughlin)			
Vote	Carried unanimously	Certificate #		

4. Ryder, Bert	11 Gray Avenue	Hardscaping: retaining wall	67-324	Val Oliver
Sitting	Hill-Holdgate, McLaughlin, Barham, Camp			
Alternates	None			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Val Oliver – There is a substantial grade change between properties and the owner wants to protect his property.			
Public	None			
Concerns	(1:17) Staff – Read application specifications. Barham – Asked Staff to send him a PDF of the project so that he can view it. Hill-Holdgate – Need more information on what is happening between this property and the neighbor's in regards to grade. Would like to see current site photos of the situation.			
Motion	Motion to Hold for further information. (Barham)			
Vote	Carried unanimously	Certificate #		

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5. Steinberg, Diane	18 East Tristrams Avenue	Rev: COA #58080	31-33.1	Botticelli & Pohl
Sitting	Hill-Holdgate, McLaughlin, Camp			
Alternates	None			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Lisa Botticelli , Botticelli & Pohl – Reviewed changes made per previous concerns. Steven Cohen, Reade, Gullicksen, Hanley, Gifford & Cohen LLP			
Public	None			
Concerns	(1:22) Staff – Read previous concerns from August 22. McLaughlin – South elevation the skylight on the dormer roof should be eliminated and is too large anyway. “D” window should be either fixed or hopper. Camp – South elevation ganged windows should be separated and would still fit. Hill-Holdgate – North elevation, the change to a big gable is not appropriate; the three symmetrical dormers were important to the front façade. Don’t think the skylight is a big issue.			
Motion	Motion to Hold for revisions. (McLaughlin)			
Vote	Carried unanimously	Certificate #		

6. Summer St. Church	1 Summer Street	Copper gutters	42.3.3-70	N. McMullen
Sitting	Hill-Holdgate, McLaughlin, Barham, Camp			
Alternates	None			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Nathan McMullen , Summer Street Church – One is original; they are being replaced due to maintenance. Jason Zinser , Summer Street Church – Existing gutter is 7½ to 8 inches and will be replaced with a 6” gutter. Explained how the gutters would be attached to the fascia.			
Public	Brook Meerbergen – Because the church is individually significant, agree with Mr. Barham. Feels it should end up looking like an interior gutter.			
Concerns	(1:30) HSAB – No concerns. Barham – Had asked for a detailed cross section of the cornice as it is and as it is proposed. Don’t think the cornice profile should be changed. Also wants to know how the downspout will meet the gutter at the eave. McLaughlin – Should not disturb the cornice profile. Doesn’t think that copper is a good choice; should be a different material.			
Motion	Motion to Hold for detailed drawings. (Barham)			
Vote	Carried unanimously	Certificate #		

7. Dunning	5 N. Liberty Street – HSAB	Move on-site; addition	42.3.4-7	Wesquo/Hollister
Sitting	Hill-Holdgate, McLaughlin, Barham, Camp			
Alternates	None			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Jamie Feeley , Cottage and Castle Construction – Presented project. Would like to have a full 5-member board.			
Public	None			
Concerns	(1:39) Staff – Read applications specifications. HSAB – Need more historic information and photographs.			
Motion	Motion to Hold without comment for the September 24 meeting. (Barham)			
Vote	Carried unanimously	Certificate #		

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8.	Cohan, William	81 Baxter Road – SAB	Move on-site; renovation	49-33	Cottage & Castle
Sitting	Hill-Holdgate, McLaughlin, Barham, Camp				
Alternates	None				
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	Jamie Feeley , Cottage and Castle Construction – Presented project.				
Public	None				
Concerns	(1:42) Staff – Read application specifications. SAB – No concerns. Drawings of proposed changes are not clouded. McLaughlin – Discussion with Mr. Feeley clarifying the application. Barham – West elevation has a large basement access on the road should also appear on the south elevation; should not be on the road. Will have to come back for the trellis and the hot tub. East elevation, existing shows a row of 4 column on the left; the proposed shows 3 columns doesn't show a beam above; need to have corrected drawings showing the porch and other details that are not changing. Looking at photos, the building was not constructed according to the plans; structured should be revised to match the original design. Hill-Holdgate – Need to change the bulkhead location, add in all the elements that are dotted in and correct the drawings.				
Motion	Motion to Hold for revisions. (Barham)				
Vote	Carried unanimously		Certificate #		

VI. OTHER BUSINESS	
Approve Minutes -	July 2 nd Motion to Approve. (Barham) Carried unanimously August 20 th and 22 nd , September 3 rd and 5 th – Held
Other Business -	<ul style="list-style-type: none"> • 36 Union Street – petition for constructive grant response from Town Counsel • Next organizational meeting date – Need to assign a date. • New fee schedule
Commission Comments	None

9.	Avenue Dolphin LLC	6 Dolphin Court	Rev: new dwelling	42.4.1-113	Brook
Sitting	Hill-Holdgate, McLaughlin, Camp				
Alternates	None				
Recused	None				
Documentation	File with associated plans, photos and required documentation.				
Representing	Brook Meerbergen – Reviewed changes per previous concerns.				
Public	None				
Concerns	(1:06) Held for Ms Camp to arrive. (2:02) Staff – Read previous concerns from September 5. No concerns.				
Motion	Motion to Approve. (Camp)				
Vote	Carried unanimously		Certificate # 60230		

Motion to Adjourn: 2:04 p.m.

Submitted by:
Terry L. Norton

HSAB – Historic Structures Advisory Board SAB – 'Sconset Advisory Board
TAB – Tuckernuck Advisory Board MAB – Madaket Advisory Board